

130.0

0001

0029.0

Map

Block

Lot

1 of 1

Residential

CARD

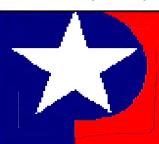
ARLINGTON

Total Card / Total Parcel

1,041,300 / 1,041,300

USE VALUE: 1,041,300 / 1,041,300

ASSESSED: 1,041,300 / 1,041,300


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
50		ACADEMY ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	VARNIK KARIN A &
Owner 2:	BARRETT JAMES P
Owner 3:	

Street 1: 50 ACADEMY ST

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: VARNIK ANDRUS -

Owner 2: -

Street 1: 50 ACADEMY ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1916, having primarily Wood Shingle Exterior and 2071 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	90.	0.95	10									553,498						553,500	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										84189
										GIS Ref
										GIS Ref
										Insp Date
										05/11/18

PREVIOUS ASSESSMENT										Parcel ID	130.0-0001-0029.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	487,800	0	6,500.	553,500	1,041,300	1,041,300	Year End Roll			12/18/2019
2019	101	FV	364,000	0	6,500.	584,300	948,300	948,300	Year End Roll			1/3/2019
2018	101	FV	363,300	0	6,500.	430,500	793,800	793,800	Year End Roll			12/20/2017
2017	101	FV	363,300	0	6,500.	412,100	775,400	775,400	Year End Roll			1/3/2017
2016	101	FV	363,300	0	6,500.	381,300	744,600	744,600	Year End			1/4/2016
2015	101	FV	354,400	0	6,500.	319,800	674,200	674,200	Year End Roll			12/11/2014
2014	101	FV	354,400	0	6,500.	312,400	666,800	666,800	Year End Roll			12/16/2013
2013	101	FV	354,400	0	6,500.	297,700	652,100	652,100				12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VARNIK ANDRUS,	63271-177		2/13/2014	Family	550,000	No	No	Ann U Varnik d.o.d. 5/5/1990, bk 63271 pg 175	
	13218-100		6/23/1977		54,500	No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/3/2010	1087	Porch	15,000					NEW FRONT/BACK POR	5/11/2018	MEAS&NOTICE	HS	Hanne S
8/18/2010	1013	Redo Kit	61,000	C				&REDO BATH/ELEC UP	3/24/2011	Info Fm Prmt	BR	B Rossignol
11/19/2009	1182	Manual	11,000						3/25/2009	Inspected	163	PATRIOT
									2/12/2009	Measured	372	PATRIOT
									11/9/1999	Meas/Inspect	243	PATRIOT
									7/23/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good																
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	A Bath:	Rating:																
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: NATURAL	View / Desir:	3/4 Bath:	Rating:																
<b>GENERAL INFORMATION</b>				A 3QBth:	Rating:																
Grade: B- - Good (-)				1/2 Bath: 1	Rating: Poor																
Year Blt: 1916		Eff Yr Blt:		A HBth:	Rating:																
Alt LUC:		Alt %:		OthrFix:	Rating:																
Jurisdct: G12		Fact: .		<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1													
Const Mod:				Kits: 1	Rating: Very Good																
Lump Sum Adj:				A Kits:	Rating:																
INTERIOR INFORMATION				Fpl: 1	Rating: Good																
Avg Ht/FL: STD				WSFlue:	Rating:																
Prim Int Wall 2 - Plaster				<b>CONDOS INFORMATION</b>				Level FY LR DR D K FR RR BR FB HB L O													
Sec Int Wall: %				Location:				Other													
Partition: T - Typical				Total Units:				Upper													
Prim Floors: 3 - Hardwood				Floor:				Lvl 2													
Sec Floors: %				% Own:				Lvl 1													
Bsmnt Flr: 12 - Concrete				Name:				Lower													
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1	% Heated: 100	% AC: 100																			
Solar HW: NO	Central Vac: NO	% Sprinkled:																			
% Com Wall:																					
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:													
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b> 130.0-0001-0029.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N				Total Yard Items:				Total Special Features:				Total:									